

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: MARIA ESTRELA CRUZ LOPEZ
5624 21ST STREET CT W UNIT B
BRADENTON, FL 34207
6075300159

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CASE NO. CE2512-0715

To Whom It May Concern:

In accordance with Chapter 2-7 of the County Code of Ordinances and Chapter 162 of the Florida Statutes, a Code Enforcement Special Magistrate has the authority to conduct hearings and impose fines for violations of County Codes and Ordinances.

NOTICE is hereby given that a hearing will be held on **Wednesday, 9/23/26** at 9:00 AM. at the **Manatee County Administrative Building, 1112 Manatee Ave. W., Bradenton, Florida, in the Board Chambers on the 1st floor,** before a Code Enforcement Special Magistrate, to consider and act upon an alleged violation by you, or on your property as indicated by the enclosed Notice of Violation.

You have the right to attend before the Code Enforcement Special Magistrate to respond to the charges and to present relevant evidence. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question the Code Enforcement Officer or other witnesses against you at the hearing. Failure to appear may result in the Special Magistrate making a decision unfavorable to your interests.

PLEASE GOVERN YOURSELF ACCORDINGLY.

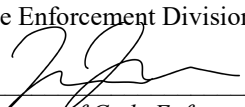
DATE: 9/8/2026

Posted at the property

Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Michelle Mendoza
Code Enforcement Officer - Print Name

Public Safety Department
Code Enforcement Division
2101 47th Terrace East
Bradenton, FL 34203

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact (941) 742-5800; TDD ONLY (941) 742-5802, wait 60 seconds; FAX (941) 745-3790.

An aggrieved party may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.
Florida Statutes 162.11



Manatee County Public Safety
Code Enforcement Division
2101 47th Terrace East
Bradenton, FL 34203
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Date Issued: 01/02/2026

Case #: CE2512-0715

Time Issued: 8:41 am

Violator(s):	Phone Number:	Relationship:
SILVINO DEMHA ROQUE 5624 21ST STREET CT W UNIT B BRADENTON FL 34207 US	N/A	Home Owner
MARIA ESTELA CRUZ LOPEZ 5624 21ST STREET CT W UNIT B BRADENTON FL 34207 US	N/A	Home Owner

Location of Violation: 5624 21ST STREET CT W A

City: BRADENTON

State: FL

Zip Code: 34207

Parcel ID#: 6075300159000-0652697754

Description of Violation

Cite Manatee County Land Development Code Section 310.3 Building Permit Required

Violation Details: A structure measuring approximately 51ft x 12ft is in the backyard without a permit.

Corrective Action: Obtain the required building permit and obtain certificate of completion or certificate of occupancy.

Correct on or before: 02/02/2026

Officer's Signature: _____

Officer's Name Printed: Michelle Mendoza

Officer's Phone Number: (941) 705-5479

Received

Print Name: _____

Date: _____

IF THE VIOLATION(S) IS/ARE NOT CORRECTED, THE CODE ENFORCEMENT OFFICER MAY INSTITUTE FURTHER ACTION BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OR ISSUE A CITATION OR ISSUE A NOTICE TO APPEAR (NTA). IF YOU WISH TO DISCUSS THIS NOTICE OR SCHEDULE A RE-INSPECTION, PLEASE CALL THE CODE ENFORCEMENT OFFICER AND LEAVE YOUR NAME, CASE NUMBER AND A PHONE NUMBER WHERE YOU CAN BE REACHED.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 2942 76

CE2512-0297 & CE2512-0715 - NOV
Silvino Demha Roque & Maria Estela Cruz Lopez
5624 21ST STREET CT W
Unit B
BRADENTON, FL 34207-3211

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Michelle Mendoza
Date: 09/23/2026



Case # CE2512-0715

- Michelle Mendoza, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Silvino Demha Roque & Maria Estela Cruz Lopez
- Violation address: 5624 21st Street Ct. W. Unit A, Bradenton, FL 34207
- PID: 6075300159
- Zoning: RDD-6 (Residential Duplex Districts)



Property Record Card





**MANATEE COUNTY
PROPERTY APPRAISER**
CHARLES E. HACKNEY

[Home](#) [Meet Charlie](#) [Property Search](#) [E-File](#) [Exemptions/Classifications](#) [Forms/Requests](#) [Reports/Data](#) [General Info](#) [Links](#) [Contact Us](#)

Property Card

Trim Notice

Tax Bill

Parcel ID: 6075300159

Ownership: ROQUE, SILVINO DEMHA; LOPEZ, MARIA ESTELA CRUZ

Owner Type: HUSBAND OR WIFE & MARRIED CP DIFF NAMES; SPOUSE & MARRIED CP DIFF NAMES

Mailing Address: ROQUE, SILVINO DEMHA, LOPEZ, MARIA ESTELA CRUZ, 5624 21ST STREET CT W UNIT B, BRADENTON FL 34207

Situs Address: 5624 21ST STREET CT W UNIT A, BRADENTON, FL 34207-3211

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT

Sec/Twp/Rge: 15-35S-17E

Neighborhood: 3270; W1/2 NW 14,NE 15/35/17

Subdivision: 6074000; MOORE ACRES; LOT G; PB 13/58

Short Description: LOT G MOORE ACRES SUB PI#60753.0015/9 [\[Full Description\]](#)

FEMA Value: \$231,614 as of January 1, 2026

Zoning/Flood Info: [View this parcel on Manatee County's website](#)

Land Use: 0800; DUPLEX

Land Size: 0.2558 Acres or 11,144 Square Feet

Building Area: 2,016 SqFt Under Roof / 1,976 SqFt Living or Business Area / 2,016 SqFt Residential Impervious Area

Living Units: 2

Sales

Exemptions

Businesses

Addresses

Inspections

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price	Grantee
07/18/2014	2529 / 7534	SW		12	101,500	ROQUE, SILVINO DEMHA
01/30/2014	2507 / 4579	CT		12	62,300	FEDERAL NATIONAL MORTGAGE ASSOC
07/08/2003	1846 / 4662	TD		01	125,000	BABCOCK, SHAWN R

Values

Land

Buildings

Features

Permits

Aerial Map

Oblique Imagery

Tax Estimator



140.1 52.9 78.5 139.8 136.7 140.1 62.0 89.8 50.1 21ST STREET CT W

50 ft 12/20/2025-02/24/2026

Enr Community Maps Contributors, University of South Florida, Manatee County Powered by Enr

Photos

Sketches

Bird's Eye Video

Street View

Site Location

General Location: North of 57th Ave W and south of 55th Ave W on 21st Street Ct W.



Case # CE2512-0715

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code: Building Permit Required
- Violation Description: A structure measuring approximately 51ft x 12ft is in the backyard without a permit.



Case # CE2512-0715

Copy of the Code

310.3. - Building Permit Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, this Code or other applicable code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. All approvals, permits and certificates required by this Land Development Code must be applied for and obtained before an application for a building permit can be approved by the County. No start of construction or development shall occur until a Building Permit is issued.



Exhibit 1

Violation of LDC Section
310.3

Address: 5624 21st Street
Ct. W., Bradenton



Michelle Mendoza
5620 21st Street Ct W
Bradenton FL 34207
United States
Dec 31, 2025 at 1:07:46 PM

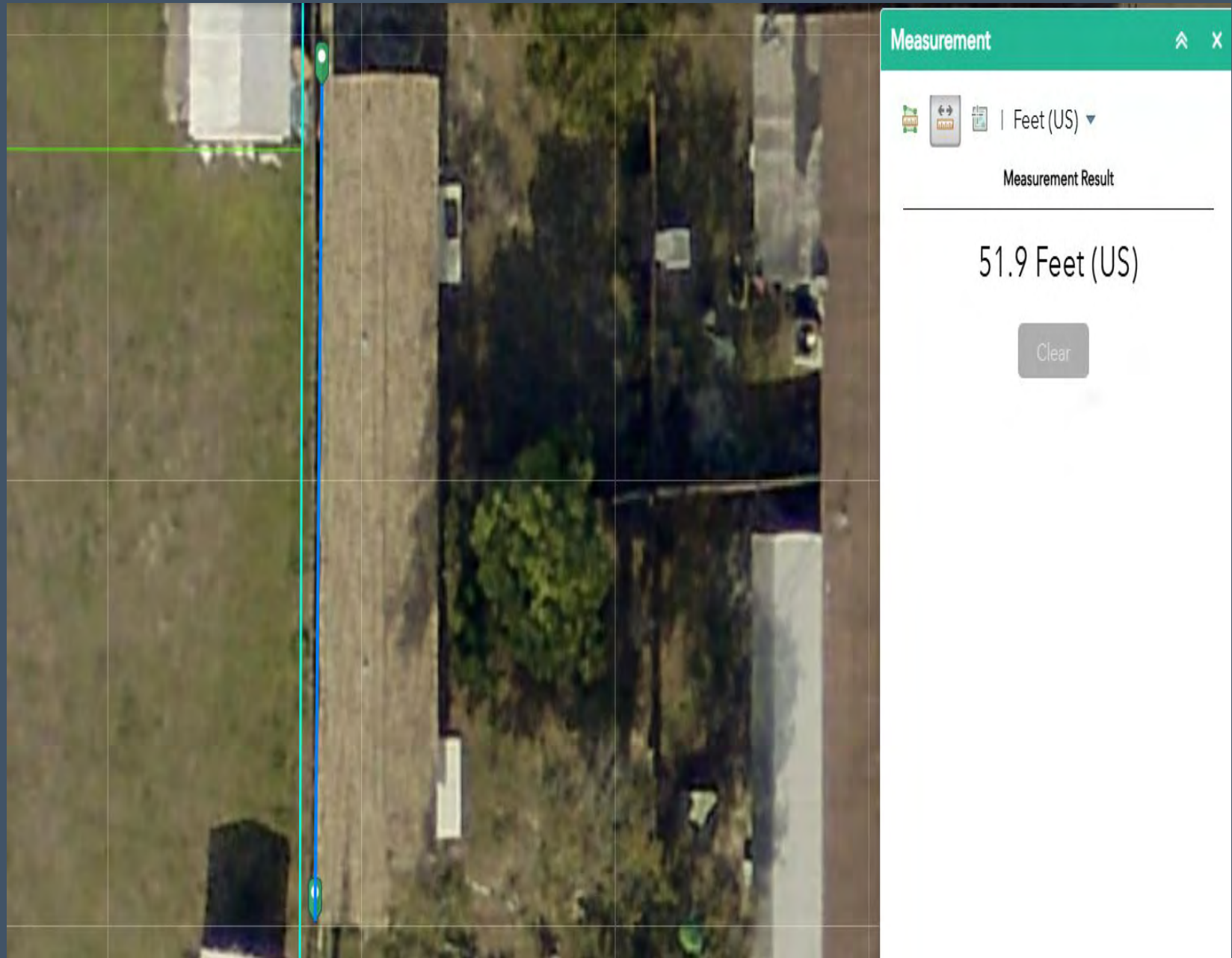
31 Dec 2025

Photo of structure in the backyard from neighbors property.

Exhibit 2

Violation of LDC Section 310.3

Address: 5624 21st Street Ct. W., Bradenton



Measurement



Feet (US) ▾

Measurement Result

51.9 Feet (US)

Clear

Photo from GIS showing length of structure.

Exhibit 3

Violation of LDC Section 310.3

Address: 5624 21st Street Ct. W., Bradenton

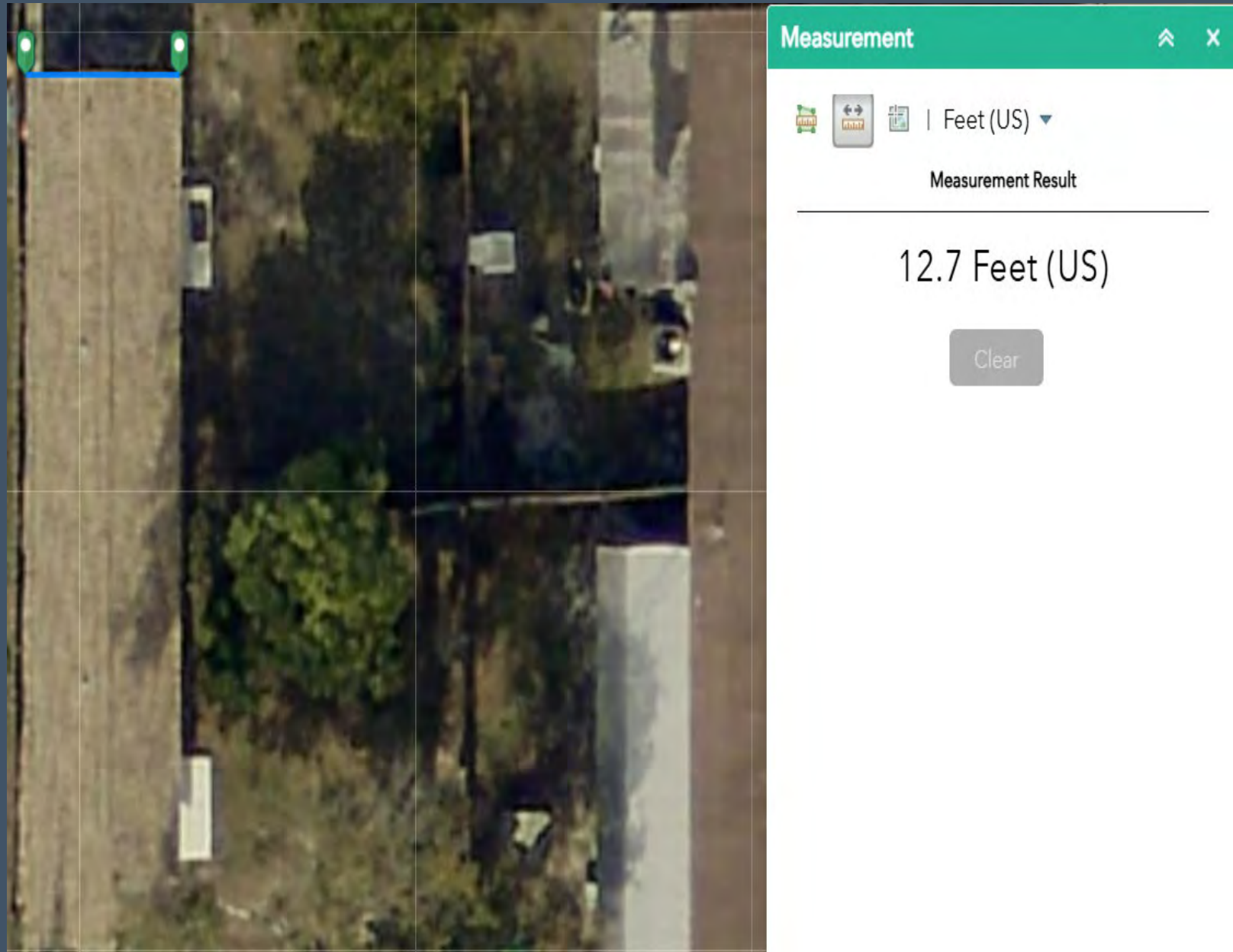


Photo from GIS showing width of structure.

Exhibit 4

Violation of LDC Section
310.3

Address: 5624 21st Street
Ct. W., Bradenton



Photo showing structure still present.

Exhibit 5

Violation of LDC Section
310.3

Address: 5624 21st Street
Ct. W., Bradenton



Photo showing structure still present.

Exhibit 6

Violation of LDC Section
310.3

Address: 5624 21st Street
Ct. W., Bradenton



Michelle Mendoza
5624 21st Street Ct W
Bradenton, FL 34207
+27.440454,-82.583569
9/8/26, 2:09 PM

Photo showing structure still present.

Exhibit 7

Violation of LDC Section
310.3

Address: 5624 21st Street
Ct. W., Bradenton



Michelle Mendoza
5624 21st Street Ct W A,
Bradenton, FL 34207
+27.440403,-82.583585
9/18/26, 10:10 AM

Photo of structure still present.



Case # CE2512-0715

Case Summary

- Initial Inspection: 01/02/2026
- Notice of Violation was issued on: 01/02/2026
- There have been 10 reinspection's completed for this property.
- The property owner stated the building department will not issue the permit due to setbacks and has decided to remove the structure.



Case # ENF2607-0844

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/09/2026 and on the first floor of the Administration Building on 09/10/2026.



Recommended Action

- Remove the structure or reduce the size to 120 square feet.
- Recommended compliance date is 11/22/2026
- Recommended fine: A fine of \$50 per day will be imposed for each day the violation continues beyond the compliance deadline ordered by the Special Magistrate, until full compliance is achieved.



Case # CE2512-0715

Evidence Submittal

- Case photographs
- Ownership: Property Appraiser Card
- Copy of this presentation



Case # CE2512-0715

Conclusion

- Mr. Vitale, I request the relief as stated in my recommended action
- This concludes my presentation.



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2512-0715

vs.

Silvino Demha Roque and Maria Estela Cruz Lopez

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on September 23, 2026 after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order as follows:

FINDINGS OF FACT

1. Respondent(s) **Silvino Demha Roque and Maria Estela Cruz Lopez**

Whose mailing address is/are: 5624 21st St Ct W Unit B., Bradenton FL34207

The owner(s) or person(s) in charge of the property located at:

5624 21st St Ct W Unit A., Bradenton FL34207

Identified in the Manatee County Property Appraiser's records as PIN **6075300159**

2. Respondent(s) was/were properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes and Section 2-7-3 of the County Code of Ordinances. Respondent(s)
☐ was/were ☒ was not/were not present at the hearing

3. The violation: **LDC** **Section 310.3** **Building Permit Required**

A structure measuring approximately 51ft x 12ft is in the backyard without a permit.

4. The Notice of Violation states that the violation must be corrected on or before February 2, 2026

5. As of September 23, 2026 the condition described in paragraph 3 herein remains uncorrected.

CONCLUSIONS OF LAW

1. Respondent(s) by reason of the foregoing, is/are in violation of **LDC** **Section 310.3**
in that the respondent(s) has/have **Building Permit Required**

A structure measuring approximately 51ft x 12ft is in the backyard without a permit.

Respondent(s) has/have failed to remedy the aforesaid violation(s).

2. Respondent(s) is/are subject to the provisions of Chapter 162, Part I, Florida Statutes and Chapter 2-7 of the County Code of Ordinances.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes and 2-7-25 of the Manatee County Code of Ordinances, it is hereby ORDERED:

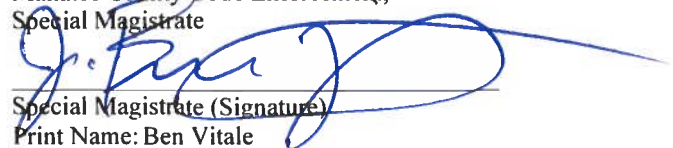
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Remove the structure or bring it into compliance.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2512-0715

2. THAT in the event the aforesaid violation is not corrected **on or before November 22, 2026** a fine of \$ 50.00 per day shall be imposed against the Respondent(s) for each day the violation(s) has/ have continued past the compliance date ordered. This fine shall continue to accrue until Respondent(s) come(s) into compliance with this Order.
3. If the required corrective action is not taken as ordered **on or before November 22, 2026** a certified copy of this Order shall be recorded in the public records of Manatee County, Florida and shall constitute a lien against the above-described property and upon any other real or personal property owned by Respondent(s) pursuant to Section 162.09, Florida Statutes, and Section 2-7-27 of the Manatee County Code of Ordinances.
4. That this Order is self-executing upon an Affidavit of Non-compliance being filed with the Clerk of the Circuit Court of Manatee County,
DONE AND ORDERED this 23 of September 2026

Manatee County Code Enforcement,
Special Magistrate


Special Magistrate (Signature)
Print Name: Ben Vitale

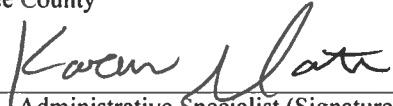
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on September 23, 2026 and has been furnished to the Respondent (s),

☐ Personally, on this 23 of September 2026

☒ By US Mail on this 23 of September 2026

Code Enforcement Administrative Specialist
Manatee County

By: 
Administrative Specialist (Signature)

Print Name: Karen Mata

Code Enforcement Division
PO Box 1000
Bradenton, FL 34206

Attention: It is your responsibility to notify Code Enforcement at **941-748-2071** to verify that the violation has been brought into compliance.